001.0	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	983,300	/	983,300
USE VALUE:	983,300	/	983,300
ASSESSED:	983,300	/	983,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHAO XIAOQIN
Owner 2:	
Owner 3:	
Street 1:	23 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEE PHILLIP Q -
Owner 2:	-
Street 1:	21 LAFAYETTE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 4008 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	546,600	4,700	432,000	983,300
Total Card	0.092	546,600	4,700	432,000	983,300
Total Parcel	0.092	546,600	4,700	432,000	983,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 245.33 | /Parcel: 245.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	858
GIS Ref	
GIS Ref	
Insp Date	05/06/14

!83!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,700	4700	4,000.	432,000	983,400	983,400	Year End Roll	12/18/2019
2019	104	FV	419,200	4700	4,000.	459,000	882,900	882,900	Year End Roll	1/3/2019
2018	104	FV	419,200	4700	4,000.	334,800	758,700	758,700	Year End Roll	12/20/2017
2017	104	FV	393,300	4700	4,000.	291,600	689,600	689,600	Year End Roll	1/3/2017
2016	104	FV	393,300	4700	4,000.	248,400	646,400	646,400	Year End	1/4/2016
2015	104	FV	350,800	4700	4,000.	243,000	598,500	598,500	Year End Roll	12/11/2014
2014	104	FV	310,200	4700	4,000.	199,800	514,700	514,700	Year End Roll	12/16/2013
2013	104	FV	319,400	4700	4,000.	190,100	514,200	514,200		12/13/2012

PRINT

Date	Time
12/10/20	15:58:05

LAST REV

Date	Time
07/26/17	11:46:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 83

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE PHILLIP Q	1373-71		8/19/2009		535,000	No	No		
LEE PHILLIP Q/J	1370-73		6/26/2009	Family	10	No	No		
LEE VICTOR/PHIL	1254-123		7/1/2002	Family	1	No	No		
SALABIAN SAMUEL	1228-43		10/2/2000	Family	1	No	No	4	
HURLEY ELIZABET	1214-195		12/2/1999		368,000	No	No		
HURLEY ELIZABET	1097-180		7/17/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2013	1339	Add Bath	8,000	C				
6/21/2013	909	Redo Bat	30,500					
6/21/2013	910	Redo Bat	25,500					
4/11/2013	513	Siding	17,000	C				
10/26/2011	1359	Manual	5,500					
4/20/2011	294	Manual	3,000					OSP TO EFP
8/30/2010	1059	Manual	10,000					EXT REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
6/13/2013	Info Fm Prmt	EMK	Ellen K
5/2/2012	Info Fm Prmt	MM	Mary M
5/13/2009	Measured	197	PATRIOT
6/13/2000	MLS		
10/12/1999	Inspected	264	PATRIOT
9/21/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06882727
Const Adj.:	0.98990101
Adj $ / SQ:	179.866
Other Features:	146000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	792231
Depreciation:	245592
Depreciated Total:	546639

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

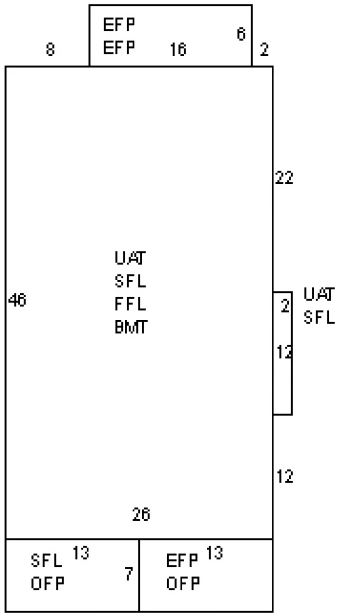
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.87
Special Features:	0	Val/Su Net:	122.20
Final Total:	546600	Val/Su SzAd	218.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,311	179.870	235,804
BMT	Basement	1,196	118.710	141,979
FFL	First Floor	1,196	179.870	215,119
UAT	Upper Attic	305	125.910	38,401
EFP	Enclos Porch	283	36.470	10,322
OFP	Open Porch	182	25.310	4,606

Net Sketched Area:	4,473			Total:	646,231
Size Ad	2507	Gross Are	5388	FinArea	4008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x18	A	AV	1955	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700